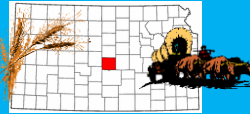


CITY OF LYONS

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City of Lyons



“City of Lyons Case Study” State-Local Partnership Success

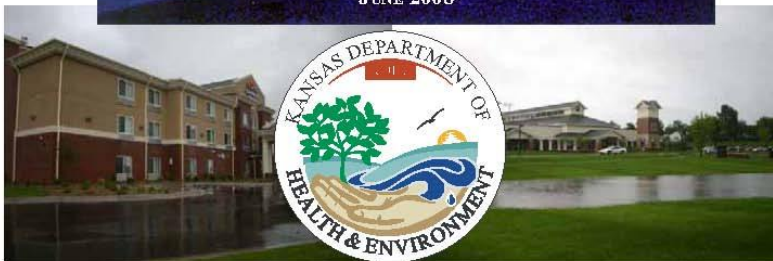
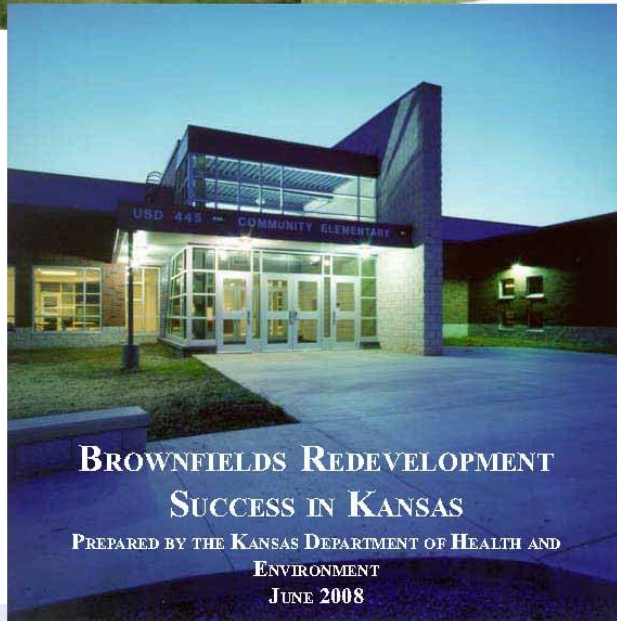


Hotel Development
Airport Expansion
Accounting Firm Development
New City Hall/Library Complex
New Housing Development
Expansion of Lyons Industrial Park

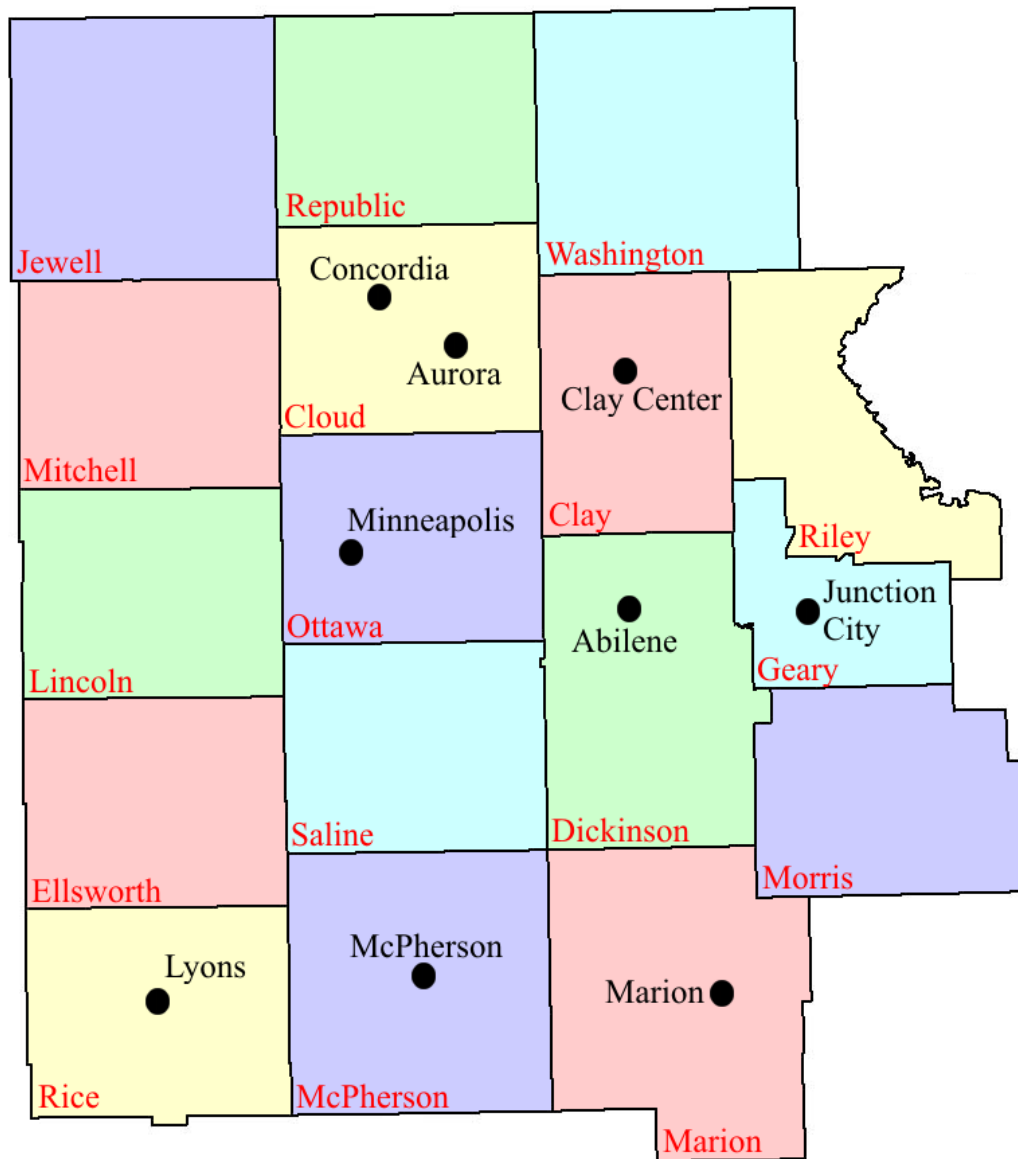
Presenter: John Sweet, City Administrator, Lyons KS



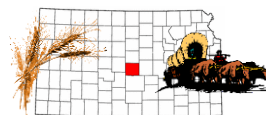
**BROWNFIELDS
REDEVELOPMENT
SUCCESS IN
KANSAS
PREPARED BY THE
KANSAS
DEPARTMENT OF
HEALTH AND
ENVIRONMENT
JUNE 2008**



http://www.kdheks.gov/brownfields/download/BF_Redevelopment_Success.pdf



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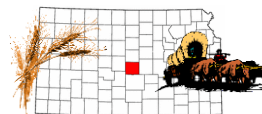
Brownfields are *“real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”*

Reuse and redevelopment of abandoned, idled, or underutilized properties is both a challenge and an opportunity.

Putting these sites back into productive use can serve as a catalyst for local economic revitalization



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CITY OF LYONS

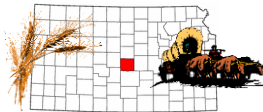


Above: The exterior of the former truck stop.

Right: At the time of the BTA, the building was full of debris and assorted trash.



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City of Lyons BTA, Lyons
Application Date: March 2006
Status: Redevelopment in progress



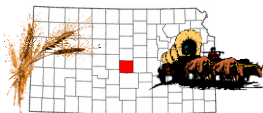
The City of Lyons applied to the Brownfields Program in order to conduct Phase I and II BTAs at a former truck stop being considered for redevelopment as a hotel. The site investigations discovered no significant environmental concerns apart from the removal of the USTs.

The hotel is under construction and will include a restaurant. The City of Lyons is extremely pleased with the Brownfields process and has enrolled a second site in the program.

The new hotel, under construction, will serve visitors to Lyons and is located across the street from the Celebration Center, which hosts equestrian and agricultural events



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City of Lyons / Rice County Municipal Airport

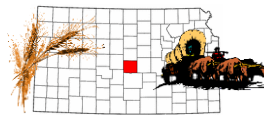


AIRPORT EXPANSION – FROM 3,000 FEET TO 4,400 FEET

FAA PROJECT

\$6,000,000 Project

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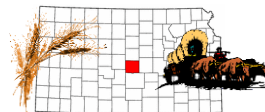




2003



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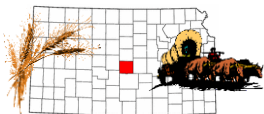


2013

STORAGE TANK TRUST FUND



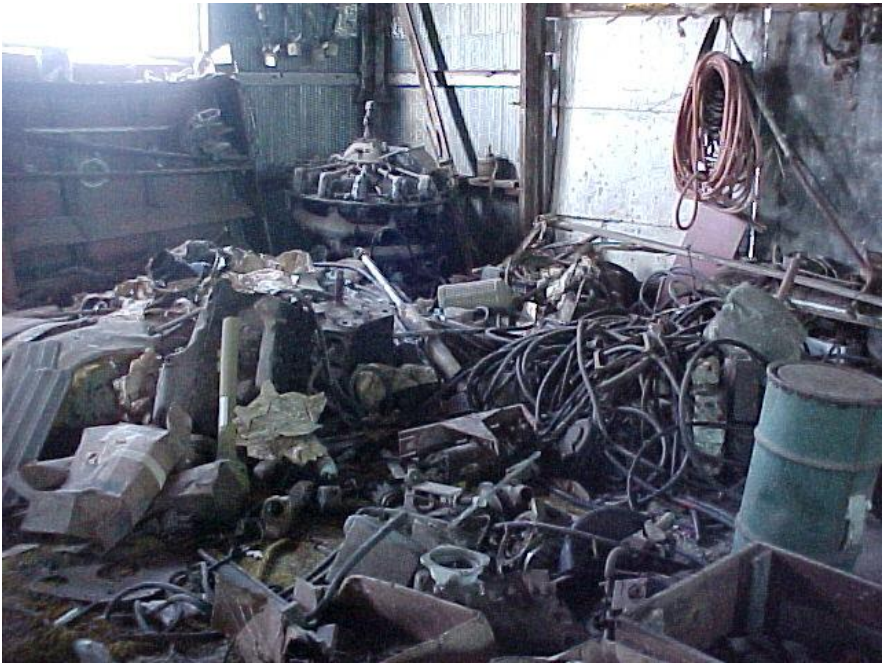
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State of Kansas Department of Health and Environment Voluntary Agreement





Economic Development

201 South Grand
Old Phillips 66 Gas Station
Several Owners

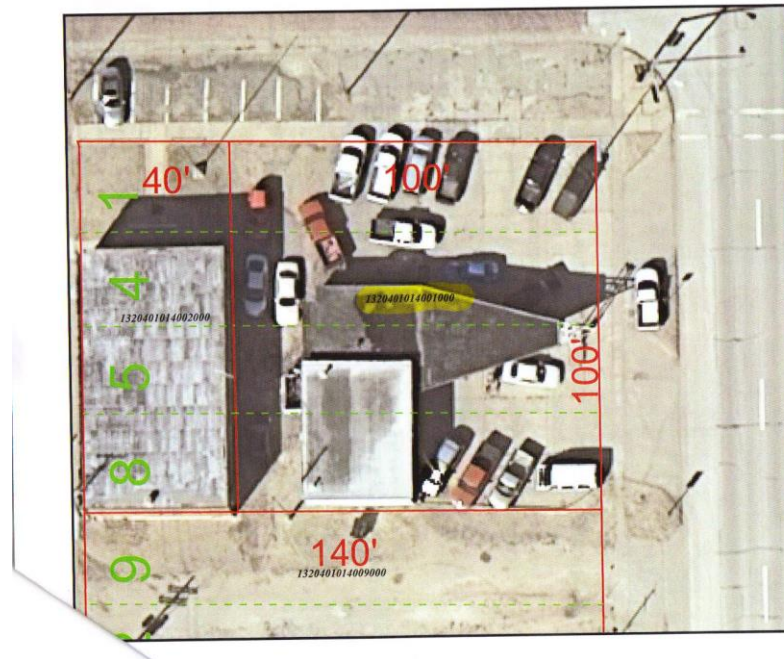
City of Lyons Approximate Costs: \$11,000
KDHE: Potential \$50,000 (+)

Prospective Buyer Has Land Contract to Purchase
Will Purchase Once Environmental Issues (Old Tanks) Resolved
Will Build New Commercial Building 2012 = Accounting Firm





Rice County Appraiser GIS



Legend

- City Limit Line
- Lot Lines
- Parcel PID



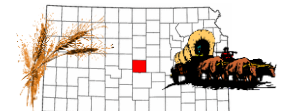
1 inch = 24 feet

Parcel Data Date:
August 2011

This property ownership map is for
information only. It is not intended
for construction, nor is it a legal survey.

ArcReader Prepared By:
Kimble Mapping - Manhattan, KS

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The Kansas Petroleum Storage Tank Release Trust Funds

The Storage Tank Act establishes two separate Trust Funds to assist owners and operators of storage tanks with the cost of remedial actions. Both funds are designed to provide financial assistance to owners and operators of facilities where contamination from petroleum storage tanks has occurred. The Trust Funds are financed from a \$.01 fee placed on each gallon of petroleum (except aviation fuel) product manufactured in or imported into the state. The funds will be abolished on July 1, 2014 by the sunset provision unless reenacted by the Legislature.

Outlined below is a brief summary of the program.

The deductible for each release is \$3,000 plus \$500 for each tank (above and below ground) located at the site of the release.

City of Lyons Absorb These Costs: \$7,000

Costs to Remove 2 – 6,000 Gallon Fuel Tanks: \$4,000

City of Lyons Absorb All Costs

Pay for Kansas Petroleum Storage Tank Release Trust Funds
Approved Mayor/City of Lyons Council Meeting 5 March 2012

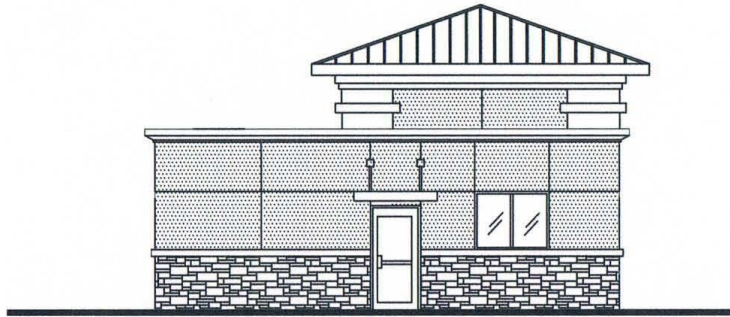


Environmental Cleanup

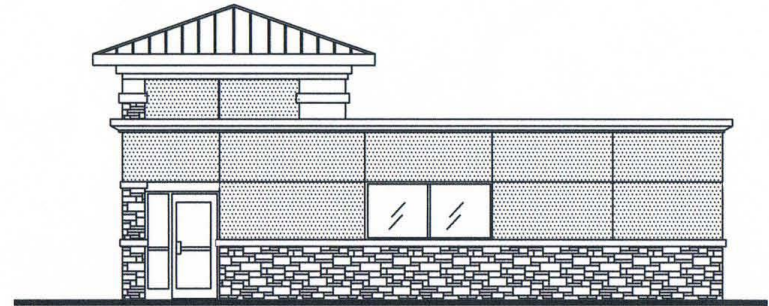
- Brownfields Project Phase I and Phase II Gas station at 201 South Grand.
- Both Gas Tanks were removed from the Property at 201 South Grand.



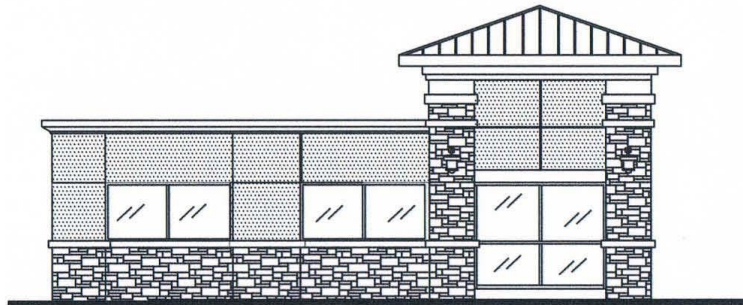




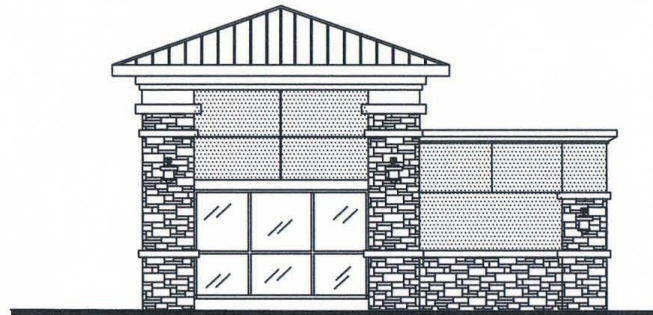
D SOUTH ELEVATION
1/4" = 1'-0"



C WEST ELEVATION
1/4" = 1'-0"



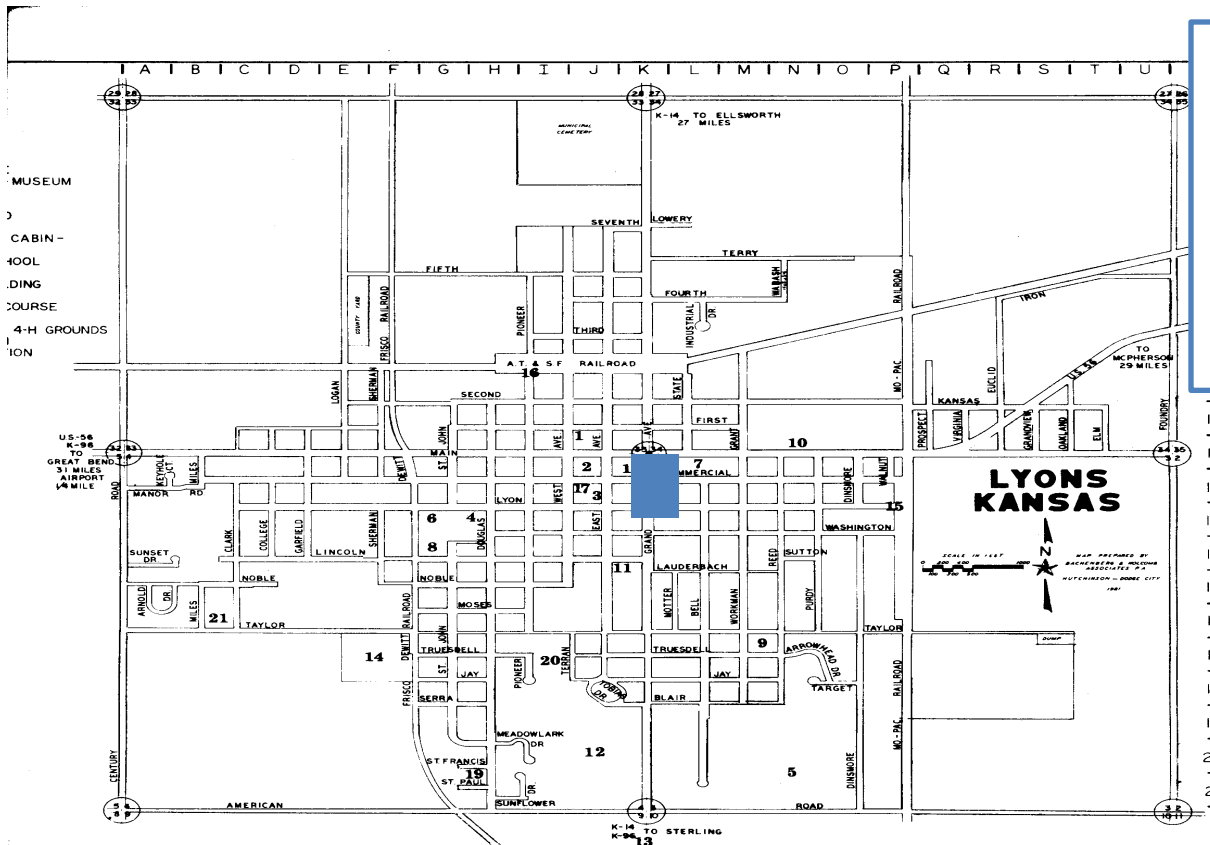
B EAST ELEVATION
1/4" = 1'-0"



A NORTH ELEVATION
1/4" = 1'-0"

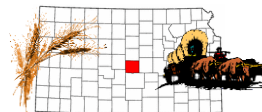
Rebate Amount:

- 1st Year: 85%
- 2nd Year: 75%
- 3rd Year: 65%
- 4th Year: 35%
- 5th Year: 20%



Neighborhood Revitalization Area #9
 -- Highway Service Commercial District --

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Neighborhood Revitalization Area #9 Property Tracts



The minimum investment in the commercial improvements is \$15,000.

The minimum increase in assessed value shall be 15% for commercial and industrial

EXISTING ASSESSED VALUATION OF REAL ESTATE IN THE PROPOSED AREA: \$359,600

EXISTING ASSESSED VALUATION OF LAND WITHIN PROPOSED AREA: \$37,270

The tax rebate applies only to the additional taxes resulting from the increase in the
appraised value of the property

Rebate Period:

Commercial ----- 5 Years.

Rebate Amount:

1st Year: 85%

2nd Year: 75%

3rd Year: 65%

4th Year: 35%

5th Year: 20%

(*) 5% to remain in Neighborhood Revitalization Fund to-cover administrative costs.

Rebate percentages apply only to taxes levied by the City of Lyons, Rice County, Rice County
Hospital District #1 and USD 405

Expires on 1 December 2014



INFRASTRUCTURE

FY-2014 New City Hall / Library Complex (Estimated \$1,600,000)

WDM Architects out of Wichita was selected and approved as the architectural firm to support the Working Group and the City of Lyons in the development of a new City Of Lyons City Hall and Library Complex.

Article 11 (Compensation) \$110,500

Included all phases:

Design/Bidding/Construction/Year End Review

FY-2013: \$30,000

FY-2014: \$80,500

Fund: 23-36-4228 (Capital Improvement Function)



Working Group Members

City of Lyons Council Member is Council Member Jerry

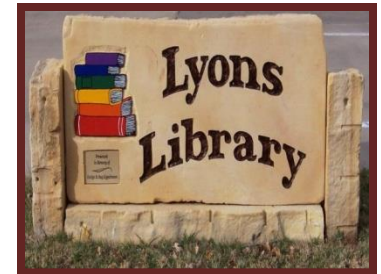
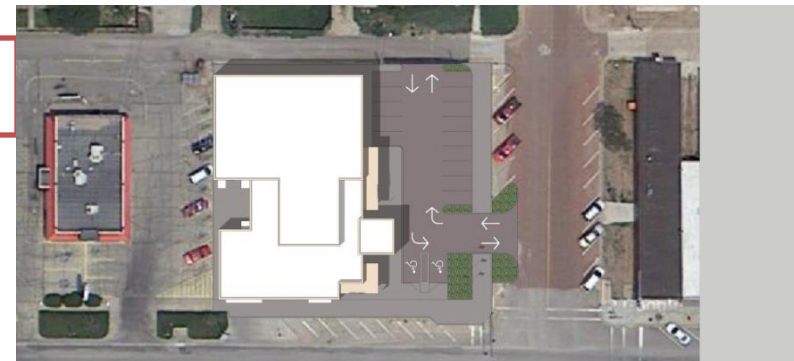
Minix

Karla Peter

Sue Elliott

Kerry Davison

Randy Cobb

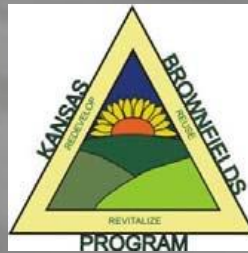
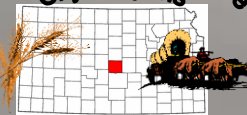


Design of Building Approved by City Council 1 July 2013

FY-2014 New City Hall / Library Complex



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FY-2014 New City Hall / Library Complex

Phase I Brownfield Environmental Review
Completed: KDHE Recommends Phase II
Assessment be Conducted.



Phase II Brownfield's Environmental Review:
Approximate Cost \$30,000 – No direct charge
to the City of Lyons. Completed

**Phase II Completed. No further requirements prior to obtainment of property.
Nitrate Impacted Groundwater in the Area is Currently Being Investigated under the
oversight of KDHE's VCPRP. Likely attributable to off-site source.**



2014 Housing Development – KHRC Grant Program

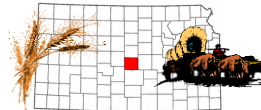
10 Homes – Grant Pending

City of Lyons Obtaining Property 32 Lots
Brownfield's Program Prior to Obtaining



\$1,600,000 Project

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**DON'T INVEST YOUR CITY FUNDS
ON PURCHASE OF PROPERTY UNTIL
ENVIRONMENTAL CLEARANCE IS OBTAINED –
FOR SURE DON'T BUILD AND THEN HAVE TO TEAR DOWN.**

Local Government Agencies: Local economic development, planning and tax agencies may provide incentives for brownfield redevelopments in order to attract investors and businesses to their communities, guide growth, and increase jobs. Local health agencies may have an interest in ensuring that contaminants on brownfield properties do not pose a threat to community health.

